

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, June 21, 2022, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**CLOSED SESSION:** None Scheduled

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**6:00 P.M. OPEN SESSION**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG:**

Chair Gotberg called the meeting to order at 6:00 p.m. and the Pledge of Allegiance to the Flag was recited.

**2. ROLL CALL:**

**Members Present:** Chair Gotberg, Vice Chair Frenn, Kiehne, Lepper

**Members Absent:** List

**Staff Present:** Development Services Director Rivas, Associate Planner Hunter, I.T. Director Tanger

**3. CLOSED SESSION REPORT:**

*None scheduled.*

**4. ADOPTION OF AGENDA:**

*Motion: In a single motion Commissioner Frenn, second by Commissioner Lepper, moved to approve the Agenda. Motion carried 4-0.*

**5. CONSENT CALENDAR:**

**5.1. Approve the minutes of the Regular Planning Commission Meeting of April 5, 2022**

*Motion: In a single motion, Commissioner Frenn, seconded by Commissioner Lepper, moved to approve the Consent Calendar; approving the May 17, 2022 minutes as presented. Motion carried 4-0 vote.*

**6. ITEMS PULLED FROM CONSENT CALENDAR (if applicable):**

*None.*

**7. ITEMS OF INTEREST TO THE PUBLIC – NON-AGENDA ITEMS:**

*No comments were received from the public.*

**8. WRITTEN COMMUNICATIONS – NON-AGENDA ITEMS:**

*None received.*

**9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS:**

*None.*

**10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:**

**10.1. Site Plan Review (SPR) 22-02:** Consideration of a request to install a 40' x 8' x 9.5' sea-land shipping container for facility use. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15311. LOCATION: 399 Placerville Drive, Zone: C (Commercial). Staff: Kristen Hunter.

*Associate Planner Hunter presented the staff report dated June 21, 2022 and answered questions of the Commission.*

*The applicant's representative, Susie Davies, answered questions of the Commission.*

*The applicant's engineer, Seth Nesbit, Warren Consulting Engineers answered questions of the Commission.*

*Motion by Commissioner Frenn, seconded by Commissioner Lepper, to approve SPR 22-02 with changes to the staff report as determined during Commission discussion and inclusion of Conditions of Approval #5 as recommended by staff and #6 added by the Commission; and to:*

*I. Adopt the Staff Report as part of the Public Record.*

*II. Make the following findings of fact in support of SPR 22-02 request:*

- 1. The request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15311, which exempts projects involving construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities.*
- 2. The request is consistent and in harmony with the General Plan, in that it will continue to create conditions conducive to a convenient and desirable environment for customers and employees.*

*III. Conditionally approve SPR 22-02 located at 399 Placerville Drive, APN 323-400-002, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval.*

- 1. The approved project consists of installation of a permanent 320 sf sea-land shipping container for facility storage use as shown on the approved site plan. Approval is based upon the analysis provided in Staff's June 21, 2022 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package, and all other Conditions of Approval set forth herein.*
- 2. The applicant shall submit a site plan detailing the screening required to be consistent with the City of Placerville Development Guide, which would visually block the container from the right-of-way (Placerville Drive), with landscaping subject to approval by Development Services.*
- 3. The installation of the sea-land container shall be subject to issuance of a building permit from the City of Placerville's Building Division.*
- 4. As the project is within a floodplain, the container is required to comply with City Code Construction Regulations, Title 4, Chapter 9 Flood Damage Protection.*
- 5. The applicant shall show the locations of the existing 20-inch and 30 inch storm drain pipes on the site plan and construction plan to be submitted with the building permit application. The placement of storage container shall not be placed over the 30-inch storm drain pipe to allow for access and maintenance.*
- 6. The color of the sea-land container shall be either concordant with that of the existing main building, or shall be painted in earth tone.*

*Action: Motion approved 4-0 on roll call vote:  
Ayes: Gotberg, Frenn, Kiehne, Lepper  
Nays: None*

*Absent: List*

*Chair Gotberg informed the public that there is a 10-day appeal period.*

**10.2. Site Plan Review (SPR) 22-04:** Consideration of a request for Site Plan Review for the alteration of buildings within a Historic District involving new James Hardie vertical

panel siding to existing home, replacement of seven existing aluminum windows with Anlin white vinyl sliding windows, and painting of exterior. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15310. LOCATION: 2902 Bedford Avenue, Zone: R-2H (Low Density Multi-Family Residential – Historic District). Staff: Kristen Hunter.

*Associate Planner Hunter presented the staff report dated June 21, 2022 and answered questions of the Commission.*

*Motion by Commissioner Frenn, seconded by Commissioner Gotberg, to continue item to date certain July 19, 2022 Planning Commission Meeting and request staff to contact the applicant and request their attendance to be available to answer questions of the Commission.*

*Action: Motion approved 3-1 on roll call vote:  
Ayes: Frenn, Gotberg, Kiehne  
Nays: Lepper  
Absent: List*

**11. CONTINUED ITEMS:** *None*

**12. NEW BUSINESS:** None

**13. MATTERS FROM COMMISSIONERS AND STAFF:**

**13.1. Staff Reports:**

*Staff inquired if there was a desire of the Commission to cancel the July 5, 2022 Planning Commission meeting.*

*In a single motion by Commissioner Frenn, seconded by Commissioner Lepper, to cancel the July 5, 2022 Planning Commission meeting.*

*Action: Motion approved 4-0 on roll call vote:  
Ayes: Frenn, Gotberg, Kiehne, Lepper  
Nays: N/A*

**13.2. Planning Commission Matters:**

*Commissioner Frenn states that, while it should never be an expectation that the Commissioners will be in agreement for all projects, all decisions should be explained so that staff, project applicant(s), or members of the public understand Commissioner decisions.*

*Commissioner Lepper expresses support of City Council Member Saragosa's announcement regarding the appropriation of funds towards historic surveys and evaluations at the last City Council meeting. Commissioner Lepper further expressed interest in identification signage at the major streets and entrances of historic districts in the City.*

**14. ADJOURNMENT**

*Chair Gotberg adjourned the meeting at 7:07 p.m.*



Pierre Rivas, Executive Secretary  
Development Services Director